

New Carlisle
Economic Development Area
PUBLIC MEETING – SEPTEMBER 12, 2016

Public Meeting Agenda

- ▶ Introductions
- ▶ Historical Overview of the NCEDA
- ▶ How We Got Here/What's Next?
- ▶ Big Picture Items

Public Meeting Agenda - Introductions

- ▶ Introductions
- ▶ Sign-In Sheet
- ▶ Basic Room Information
- ▶ Web Link for Presentation Materials
- ▶ Bicentennial Information – October 8th

Public Meeting Rules

- ▶ Cell Phones
- ▶ One at a Time
- ▶ Be Respectful

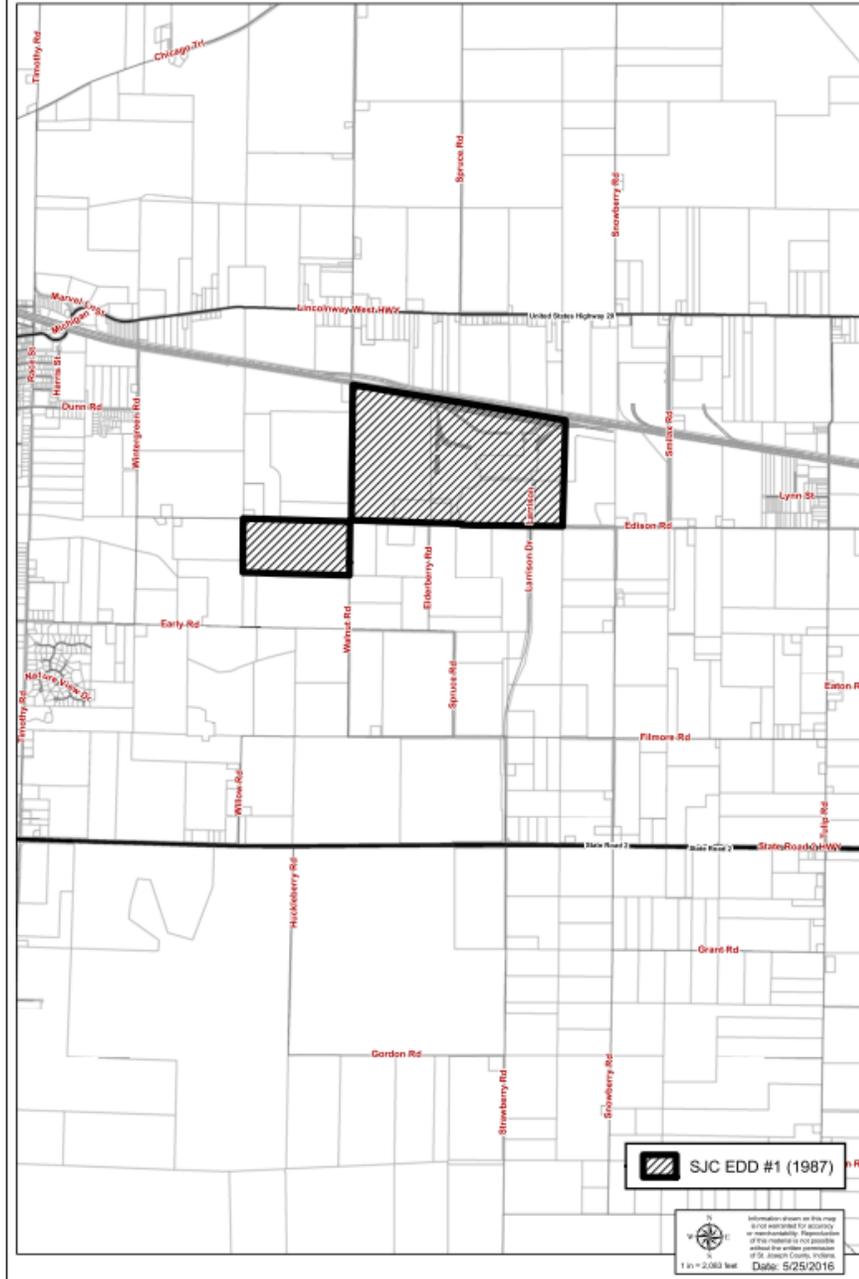
New Carlisle Economic Development Area

HISTORICAL OVERVIEW

SJC EDD #1 (1987)

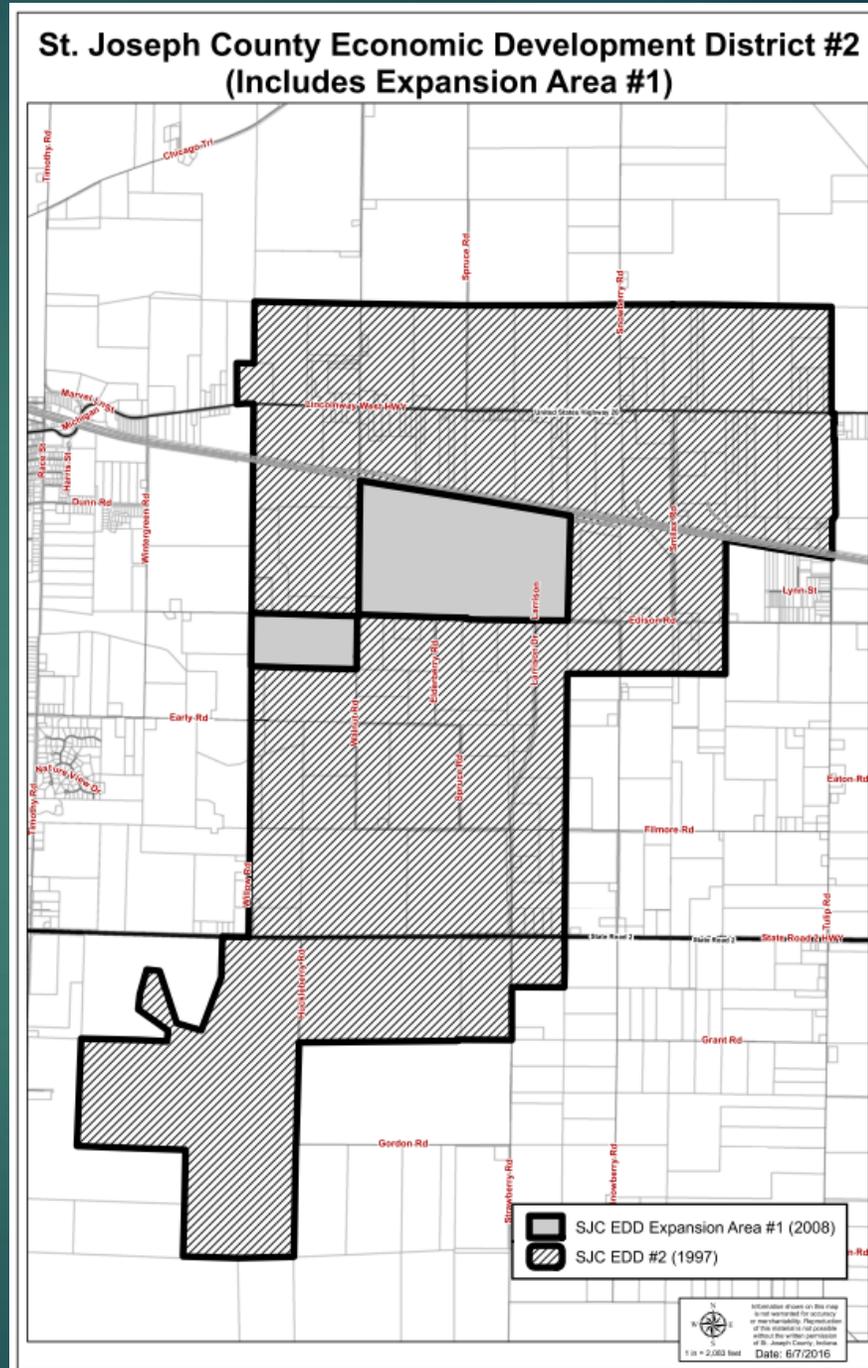
- ▶ St. Joseph County Economic Development District #1 was established in 1987 in response to the I/N Tek and I/N Kote projects
- ▶ Basic purpose of the area was to facilitate infrastructure development related to the new projects

St. Joseph County Economic Development District #1



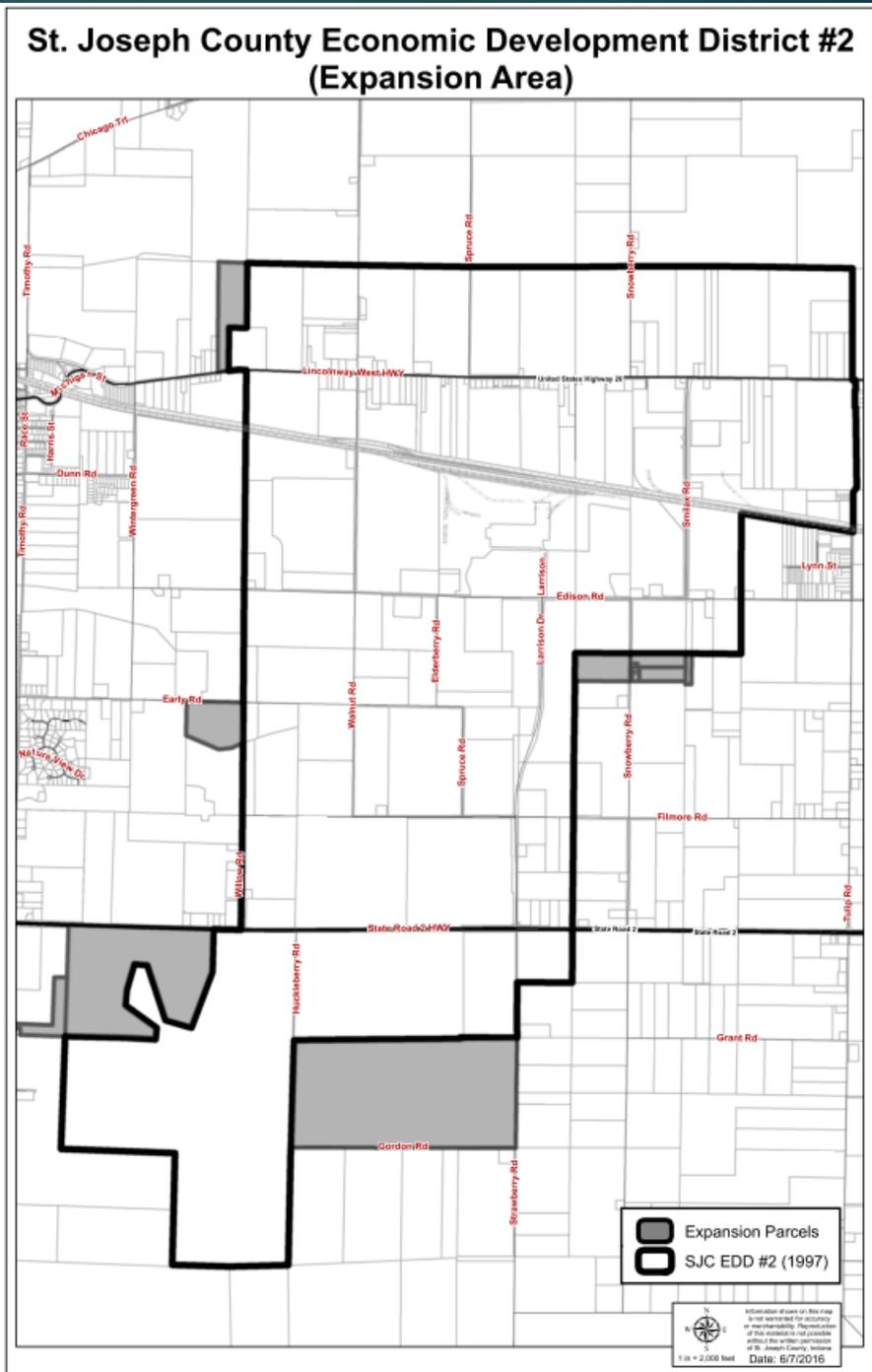
SJC EDD #2/EA #1 (2008)

- ▶ In 2008, EDD #1 was set to expire based upon bond payments being completed
- ▶ EDD #2 boundaries were expanded to allow for capture of new increment from development in Expansion Area #1.
- ▶ Ordinance identified “Designated Taxpayers” which allowed Expansion Area #1 to collect Personal Property Tax from I/N Tek, I/N Kote and Air Gas

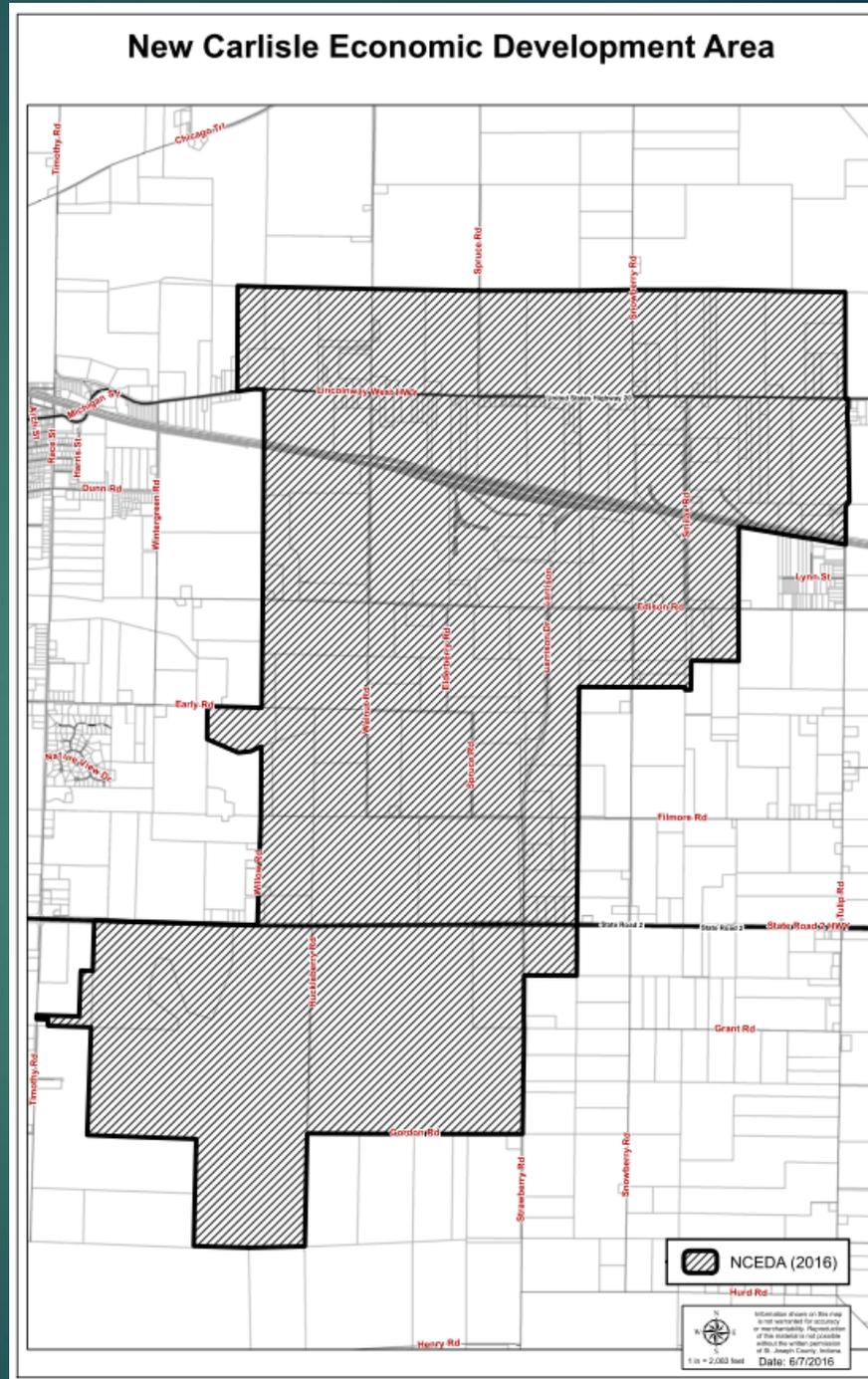


SJC EDD #2 Expansion of Area

- ▶ Adds 12 parcels to boundary of Economic Development Area
- ▶ Adds 3 “remnant” parcels that are presently in SJC EDD #2
- ▶ New parcels include AEP property adjacent to existing AEP Solar site, Bendix Woods County Park, and parcels under common ownership



New Carlisle Economic Development Area



New Carlisle Economic Development Area

HOW WE GOT HERE/WHAT'S NEXT

How We Got Here/What's Next?

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- ▶ Regional Partnership Development between the County and the Town of New Carlisle
- ▶ St. Joseph Energy Center – 2015 Announcement
 - ▶ Water Plant Construction
 - ▶ Sewer Line Extension Project
- ▶ Realignment of the NCEDA – 2016
 - ▶ Reset priorities for the area
 - ▶ Activation of projects

St. Joseph Energy Center

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- ▶ Power Plant construction underway along Walnut Road
- ▶ Phase 1 is expected to be completed and operational in 2018
- ▶ Water Treatment Plant is being constructed at the corner of Walnut and Edison and it will be operational by June 2017
- ▶ Need to have a sewer discharge point for Water Treatment Plant and for facility

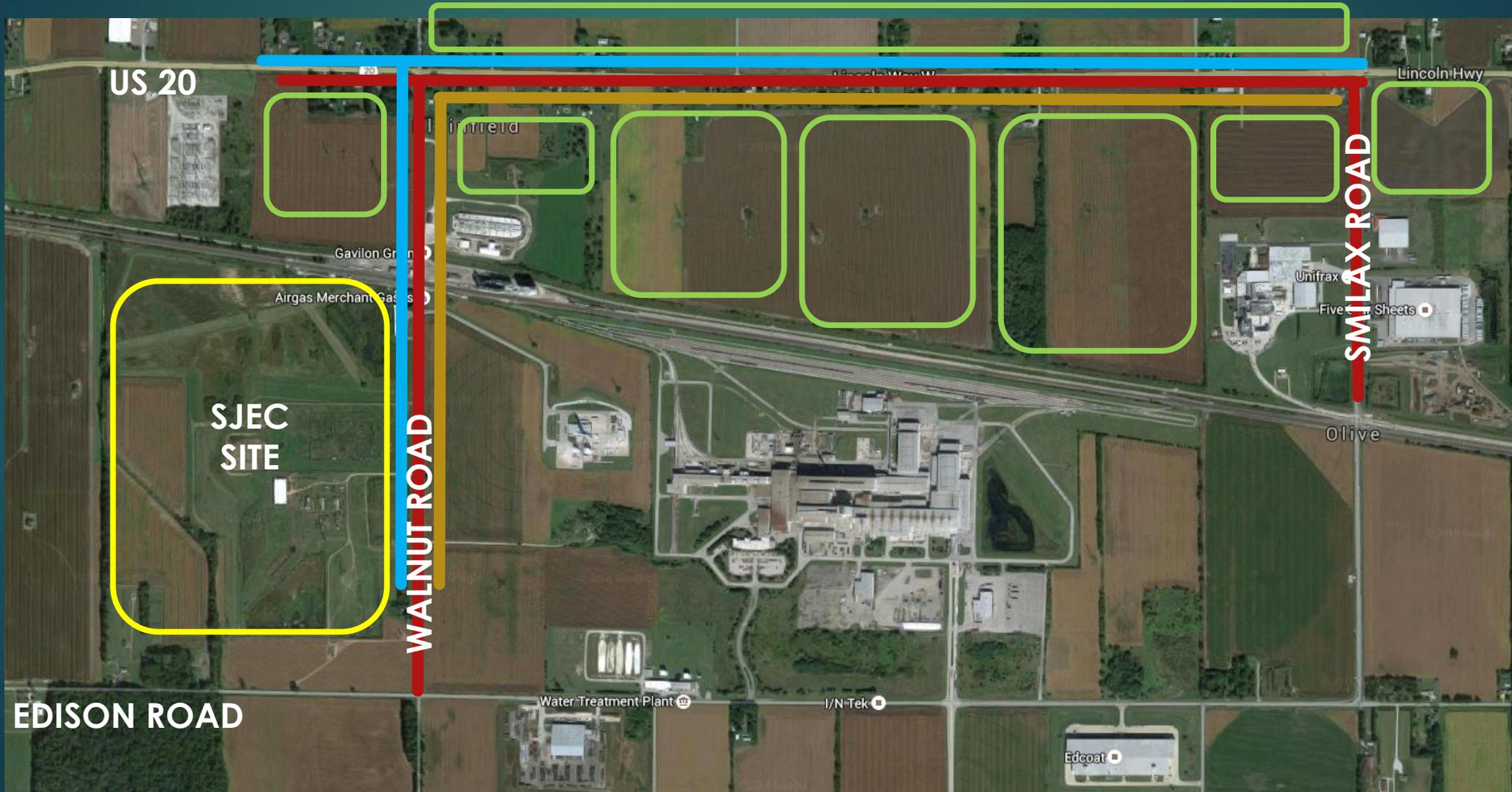


Sewer/Water Project – 2016/2017

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- ▶ Building a sewer line from a point on Walnut, north to US 20, and then east along US 20 to Smilax
- ▶ Building a water line from a point on Walnut, north to US 20, and then west to a point to connect into the system and then east along US 20 to Smilax
- ▶ Building a fiber optic conduit line from Edison, north to US 20, and then east along US 20 to Smilax, and then south along Smilax to the tracks
- ▶ New utilities will service corridor along the utility lines and allow for service to adjacent areas

Sewer/Water Project – 2016/2017



Sewer/Water Project – 2016/2017

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▶ Introductions

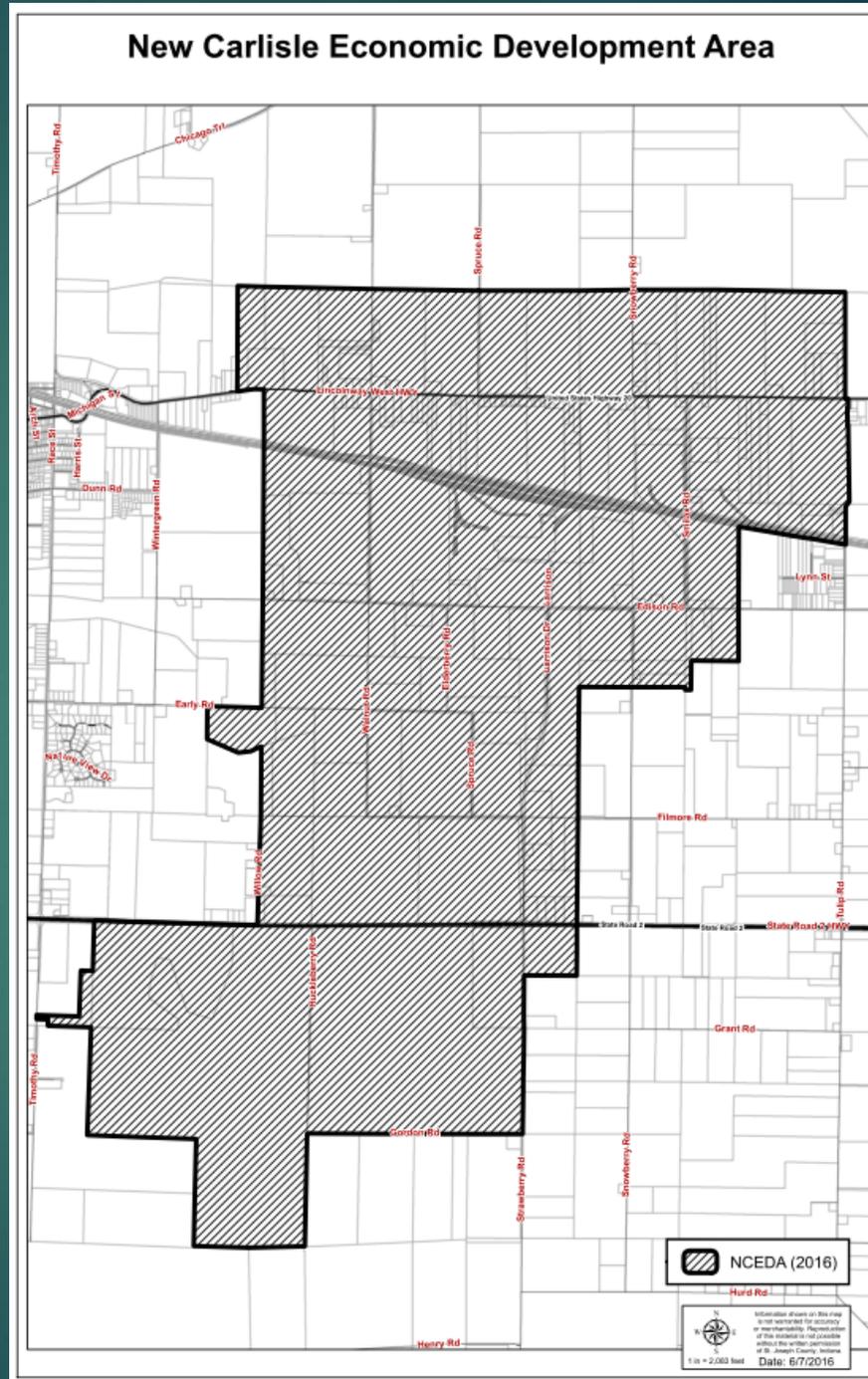
- ▶ Design Consultant – Donhue
- ▶ Project Contractor – Selge Construction
- ▶ Town of New Carlisle

Realignment of the NCEDA

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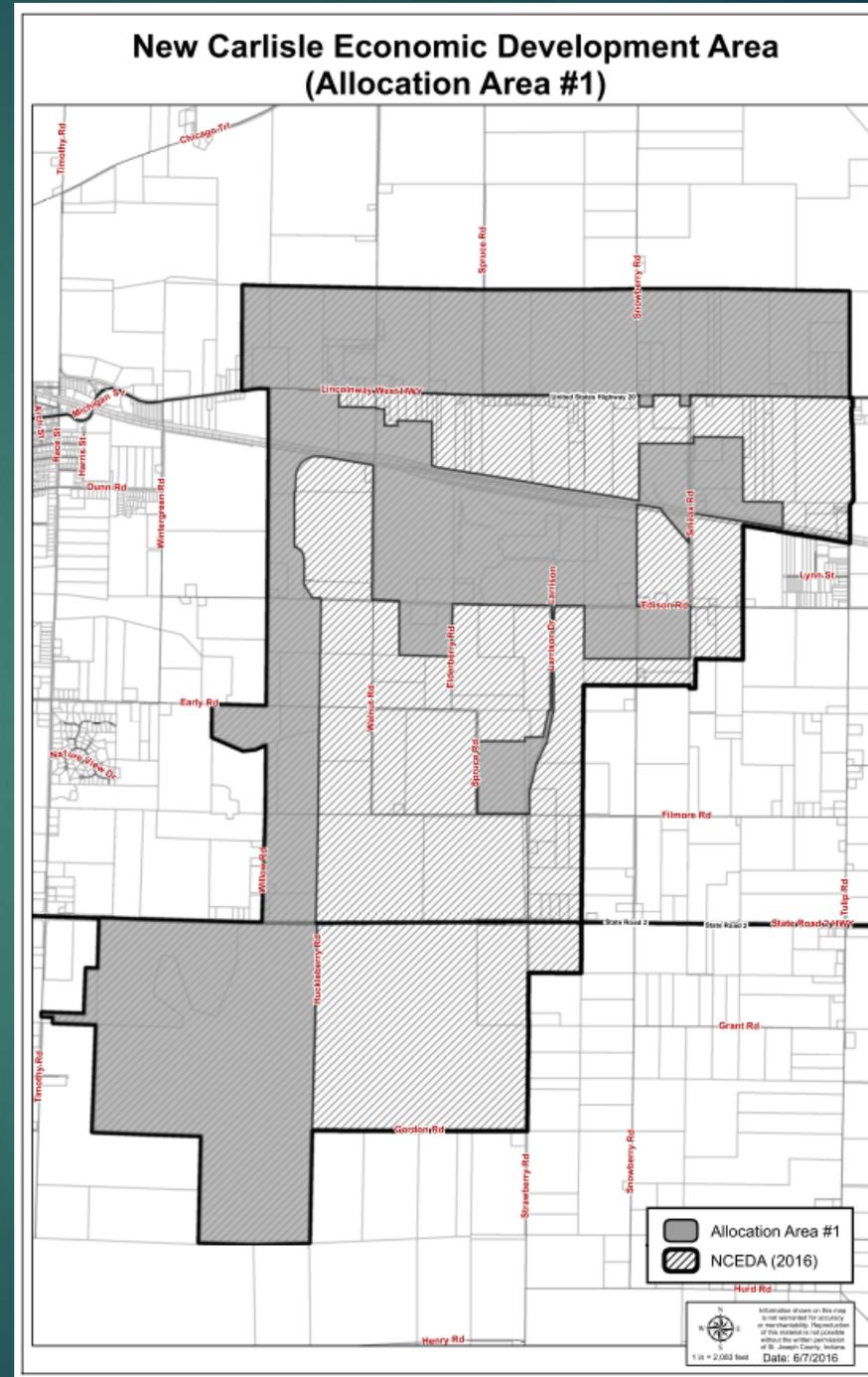
- ▶ Reset priorities for the area
 - ▶ Modified Boundaries
 - ▶ Realigned Allocation Areas
 - ▶ Added Properties to the Acquisition List
- ▶ Activation of projects
 - ▶ N/S Rail Lead Line Project
 - ▶ Niespodizany Ditch Realignment
 - ▶ Regional Retention Project

New Carlisle Economic Development Area



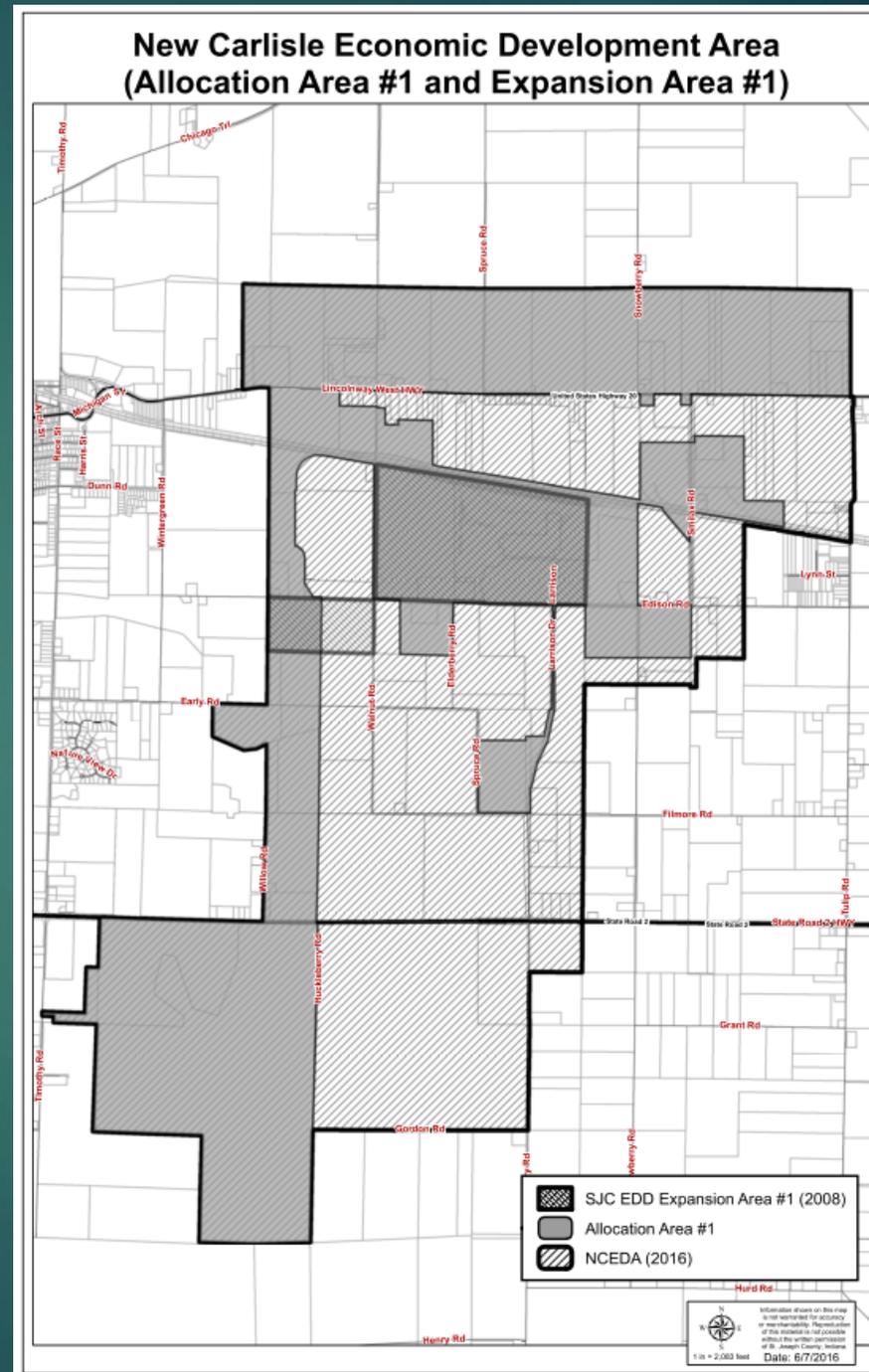
NCEDA - Allocation Area #1

- ▶ Allocation Area #1 is a “pruned” area that includes those parcels presently generating Real Property TIF increment
- ▶ Allocation Area #1 will be the support basis for a TIF bond to fund the SJEC Water & Sewer Project and other designated projects
- ▶ Allocation Area #1 will expire in 2027



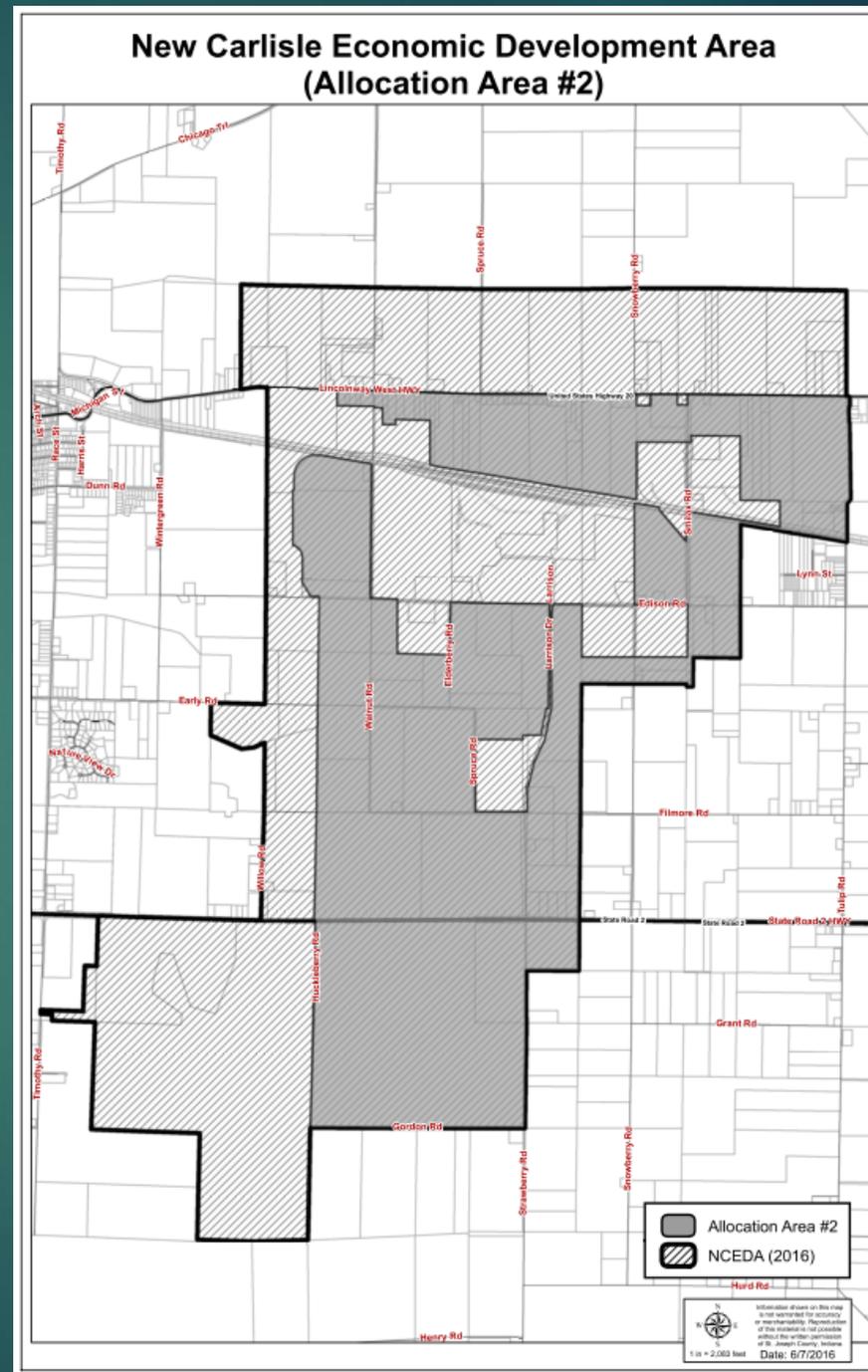
NCEDA - Allocation Area #1

- ▶ Allocation Area #1 includes the “Designated Taxpayers” identified in the Expansion Area #1 documentation (I/N Tek, I/N Kote, and AirGas)
- ▶ Expansion Area #1 will expire in 2038



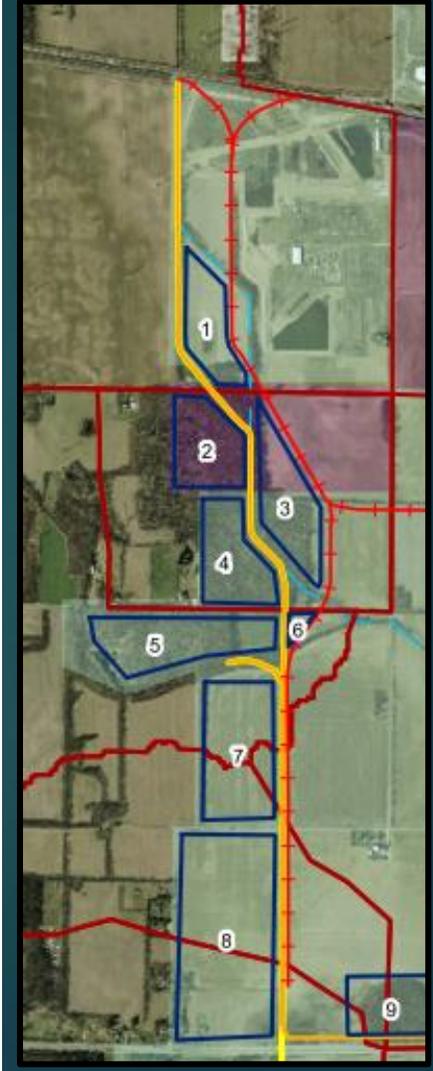
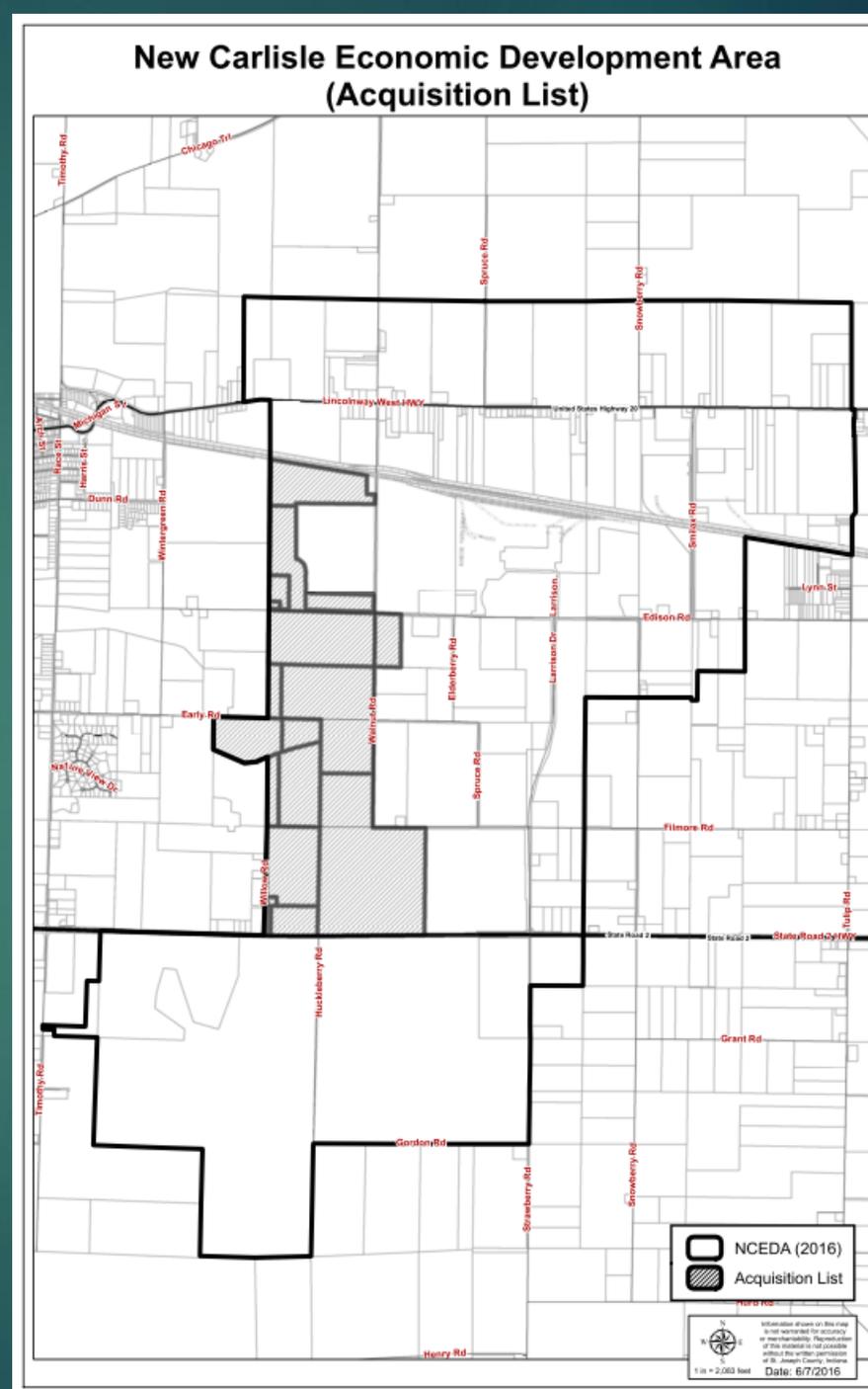
NCEDA – Allocation Area #2

- ▶ Allocation Area #2 includes the St. Joseph Energy Center project site and contains the properties that have high development potential based upon adjacency to rail access, parcel size, and proximity to utilities
- ▶ The St. Joseph Energy Center property is identified as a “Designated Taxpayer” in the Ordinance to allow for collection of Personal Property tax revenue
- ▶ Allocation Area #2 will expire in 2041



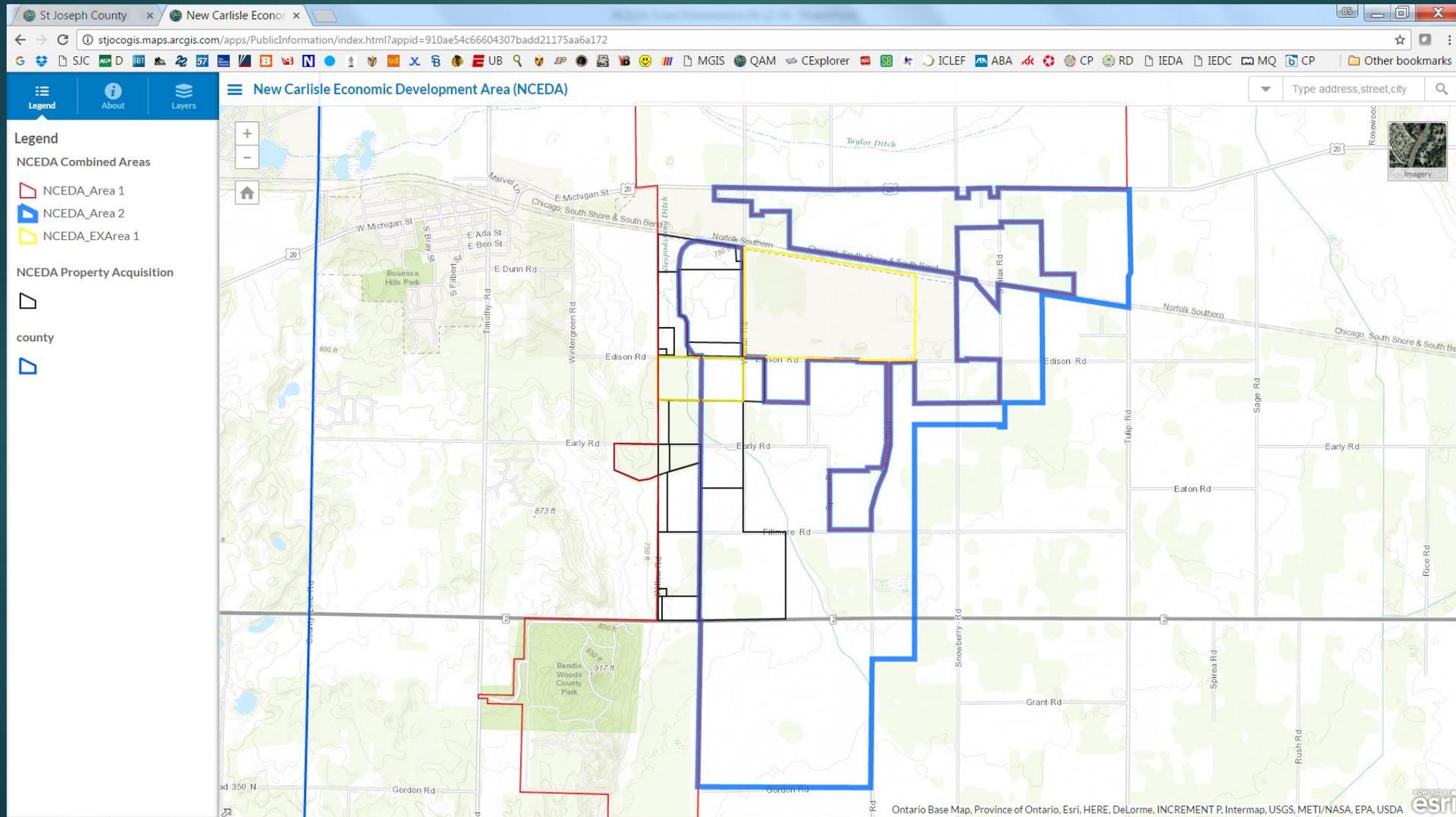
NCEDA – Acquisition List

- ▶ Acquisition List addition includes 19 parcels
- ▶ Property is located along the western boundary of the Economic Development Area and would be either full or partial acquisitions for the rail and ditch relocation projects



NCEDA & Acquisition List Web Tool

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Public Notice/Disclosure

IC 36-7-14-17.5

Notice and hearing; amendment of resolution or plan; procedure Sec. 17.5.

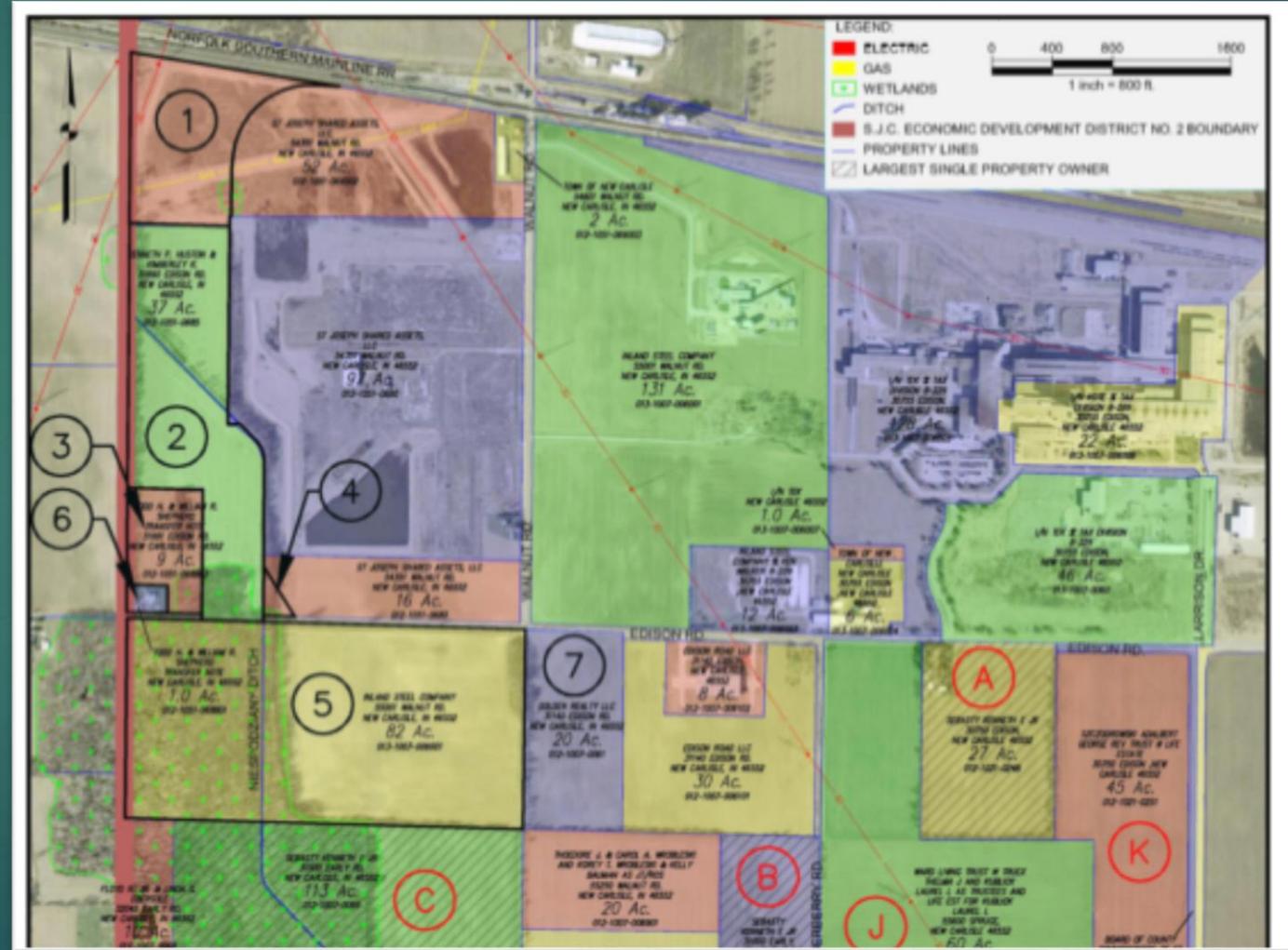
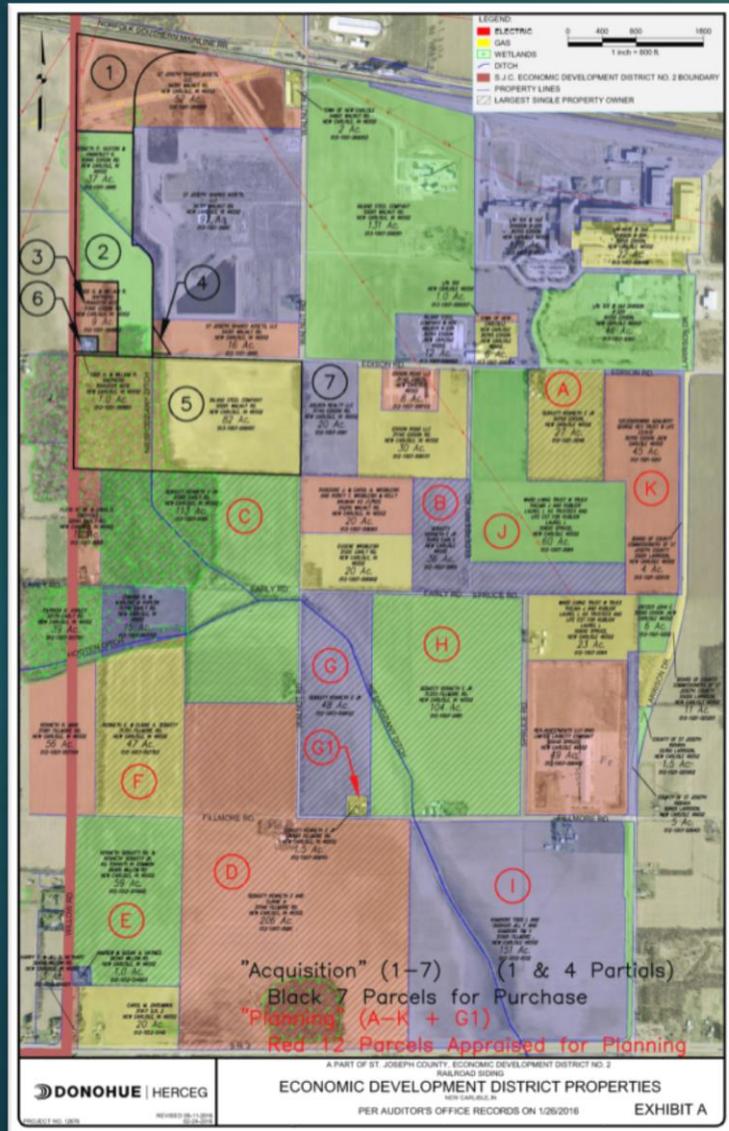
(a) ****

(b) In addition to the requirements of section 17 of this chapter, **if the resolution or plan for an existing redevelopment project area is proposed to be amended in a way** that:

- (1) **enlarges the boundaries of the area**; or
- (2) **adds one (1) or more parcels to the list of parcels to be acquired**;

the commission must, at least ten (10) days before the public hearing under section 17 of this chapter, send the notice required by section 17 of this chapter by first class mail to affected neighborhood associations and to persons owning property that is in the proposed enlargement of the area or that is proposed to be added to the acquisition list. If the enlargement of an area is proposed, notice must also be filed in accordance with section 17(b) of this chapter, and agencies and officers may not take actions prohibited by section 17(b) of this chapter in the proposed enlarged area.

Property Research



Activation of Projects

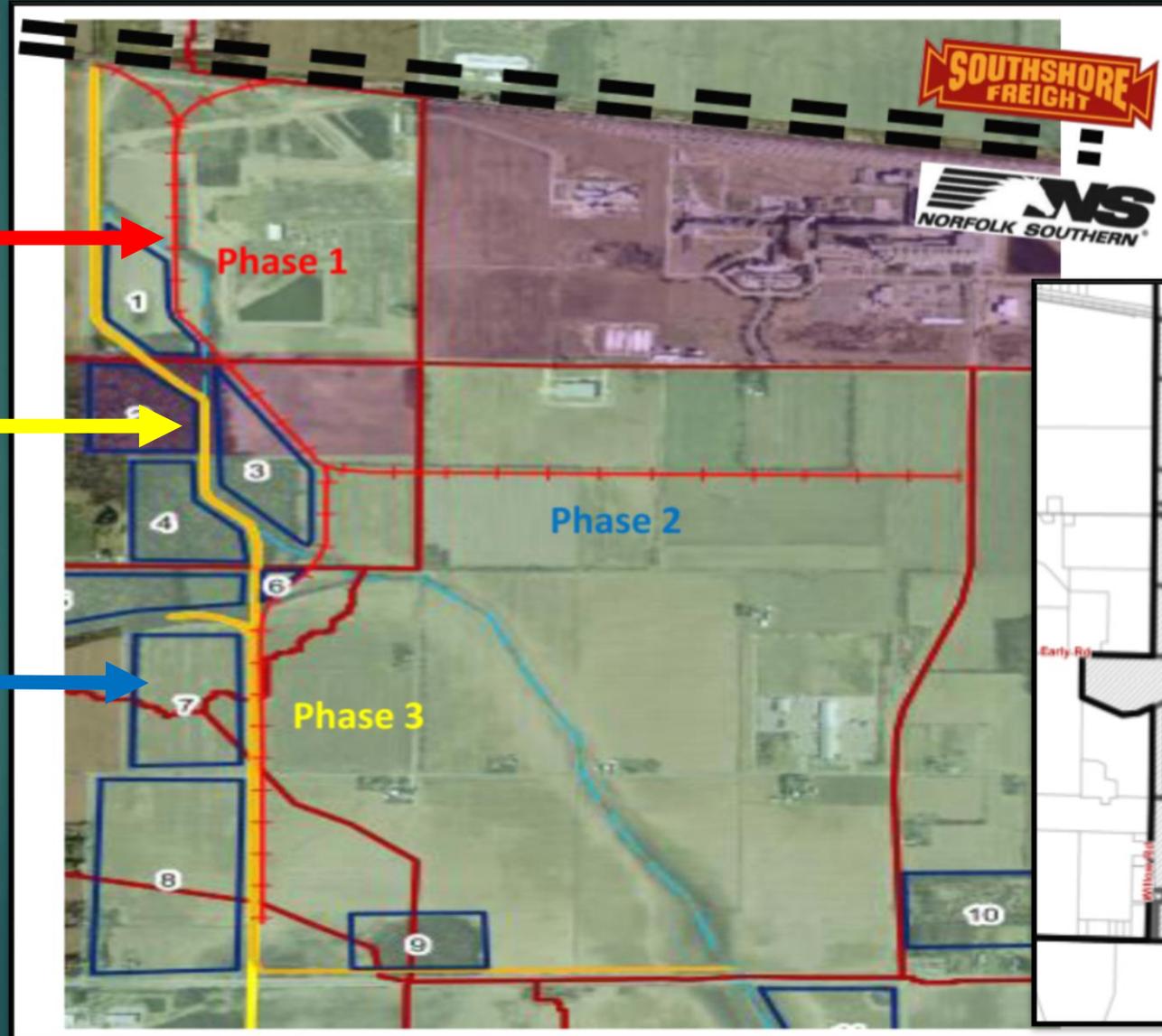
▶ Rail Project



▶ Ditch Project



▶ Regional Retention Project

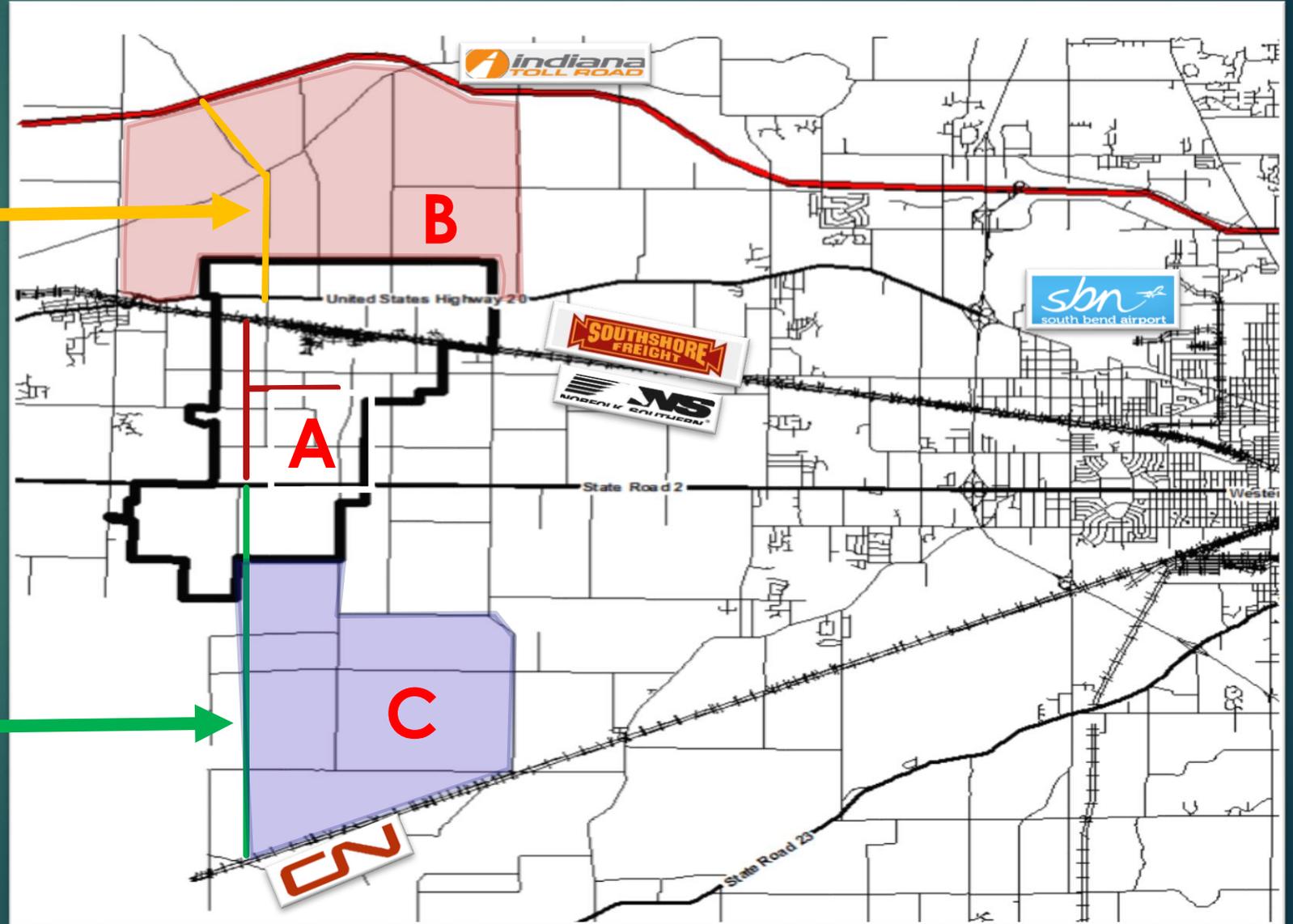


New Carlisle Economic Development Area

BIG PICTURE ITEMS

Big Picture Items

- ▶ Toll Road Connection
- ▶ Mega-Plex Concept
- ▶ Rail Cross Connection



New Carlisle
Economic Development Area
CONCLUDING COMMENTS

CONCLUDING COMMENTS

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- ▶ All handouts available at:

<http://www.stjosephcountyindiana.com/departments/economicdevelopment>

- ▶ Bicentennial Event – Bendix Woods on October 8th
- ▶ Questions